FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

AUG | 5 2007 UNIFOR

FORM D

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

OMB	APPROVAL
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139 '15 '16

OMB Number: 3235-0076 Expires: April 30, 2008 Estimated average burden hours per form......1

SEC USE ONLY					
Prefix	Serial				
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Name of Offering (check if this is an ar	nendment and name has cha	nged, ar	nd indicate change.)				
Convertible Promissory Notes and Warran	ls						
Filing Under (Check box(es) that apply):	☐ Rule 504		☐ Rule 505	🗷 Rule	506	☐ Section 4(6)	□ ULOE
Type of Filing:		×	New Filing			Amendment	
	A. BA	SIC ID	ENTIFICATION DA	TA			<u> </u>
1. Enter the information requested abou	the issuer						III I i 181 181 18 18 18 18 18 18 18 18 18 18 18 18
Name of Issuer (☐ check if this is an ame	ndment and name has change	ed, and	indicate change.)				
Previstar, Inc.							
Address of Executive Offices	(Number and	Strect, (City, State, Zip Code)	Telephor	ne Number (In	070	75132
1729 King Street, Suite 300, Alexandria, V	/A 22314			(703) 535	5-8289		
Address of Principal Business Operations (if different from Executive Offices)	Number and Street, City, Sta	ate, Zip	PROCI	ESSE	ne Number (In	cluding Area Code)
Brief Description of Business Real Estate Management		-	AUG 1	7 2007	D		
Type of Business Organization			THOM	SON			
	☐ limited partnership, alre-	ady forr	ned FINAN	1	other (pleas	e specify):	
☐ business trust	☐ limited partnership, to b	e forme					
Actual or Estimated Date of Incorporation	or Organization:	_		<u>'ear</u> 2005			
·	•		-		× A	Actual [☐ Estimated
Jurisdiction of Incorporation or Organizati			Service abbreviation for	or State:		-	DE
	CN for Canada; FN for	or otner	ioreign jurisdiction)				DE

GENERAL INSTRUCTIONS

Federal

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 100 F Street, N.E., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

A. BASIC IDENTIFICATION DATA

- 2. Enter the information requested for the following:
 - Each promoter of the issuer, if the issuer has been organized within the past five years;
 - Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
 - Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply:	☐ Promoter	☐ Beneficial Owner	Executive Officer	☑ Director	General and/or Managing Partner				
Stringfellow, E									
Business or Residence Address (Number and Street, City, State, Zip Code) c/o Previstar, Inc., 1729 King Street, Suite 300, Alexandria, VA 22314									
Check Box(es) that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	☒ Director	General and/or Managing Partner				
Novak, Jr., E. R		-							
	idence Address (Number and le Venture Partners, 7501 Wi		uite 1380, Bethesda, MD 20814						
Check Boxes that Apply:	☐ Promoter	☐ Beneficial Owner	☐ Executive Officer	☑ Director	General and/or Managing Partner				
Andreassen, Al			-						
	sidence Address (Number and sital Management, LLC, 2001)		uite 400, Washington, DC 20006	į					
Check Boxes that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	☑ Director	General and/or Managing Partner				
Full Name (Las Howard, Gorde	t name first, if individual)								
	sidence Address (Number and	Street, City, State, Zip Code)							
	c., 1729 King Street, Suite 300								
Check Boxes that Apply:	Promoter	☐ Beneficial Owner	☐ Executive Officer	➤ Director	☐ General and/or Managing Partner				
Full Name (Las Maner, Andrey	t name first, if individual) v								
	sidence Address (Number and ic., 1729 King Street, Suite 30								
Check Boxes that Apply:	Promoter	■ Beneficial Owner	☐ Executive Officer	Director	General and/or Managing Partner				
	t name first, if individual) Venture Partners IV, L.P.,								
Business or Res	sidence Address (Number and in Avenue, East Tower, Suite 1								
Check Boxes that Apply:	Promoter	Beneficial Owner	☐ Executive Officer	Director	☐ General and/or Managing Partner				
	t name first, if individual) land Security Fund, L.P., and	affiliates							
Business or Re	sidence Address (Number and ania Avenue, NW, Suite 400,	Street, City, State, Zip Code)							
Check Boxes that Apply:	☐ Promoter	■ Beneficial Owner	☐ Executive Officer	Director	☐ General and/or Managing Partner				
Full Name (Las Ramsafe, LLC	t name first, if individual)								
Business or Re	sidence Address (Number and nc., 1729 King Street, Suite 30								
Check Box(es) that Apply:	Promoter	■ Beneficial Owner	☐ Executive Officer	Director	General and/or Managing Partner				
Full Name (Las	t name first, if individual) Systems, LLC								
444	sidence Address (Number and	Street, City, State, Zip Code)							

					B. INFORM	IATION A	BOUT OFF	ERING		· · · · · · · · · · · · · · · · · · ·		
i. Ha	s the issuer sold,	or does the is:	suer intend t	o sell, to no Answer	n-accredited r also in App	investors in pendix, Colu	this offering mn 2, if filin	3? Ig under ULO	 Е.		Yes 1	No <u>X</u>
2. WI	2. What is the minimum investment that will be accepted from any individual?											
3. Do										No		
reg bre	icitation of puren	iasers in cont EC and/or wi	nection with ith a state or	sales of se states, list t	curities in the name of	he offering. the broker o	If a persor	1 to be listed	is an associa	ted nerson o	r opent of a	remuneration for broker or dealer persons of such a
N/A Full Nar	ne (Last name firs	t if individue	ah						·			
r un r u	ne (Last name th	ot, II Matvidu.	a1 <i>)</i>									
Business	s or Residence Ad	dress (Number	er and Street	, City, State	, Zip Code)				<u>.</u>	·		<u>, </u>
Name of	Associated Brok	er or Dealer							· .			-
States in	Which Person Li	sted Has Soli	cited or Inter	nds to Solic	it Purchaser							
	'All States" or che											All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[141]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	(ME)	[MD]	[MA]	[MI]	[OA] [MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	(OK)	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	(TX)	(UT)	[VT]	[VA]	[VA]	[WV]	[WI]	[WY]	[PR]
Full Nan	ne (Last name firs			<u> </u>		1.21	1 7 7 1	1,11	[", 4]	[""]		[FK]
Business	or Residence Ad	dress (Numbe	er and Street,	City, State	, Zip Code)			 -				
Name of	Associated Broke	er or Dealer		<u> </u>					<u>-</u> -			
States in	Which Person Lis	sted Has Solid	ited or Inter	ds to Solici	t Purchasers							
	All States" or che						***************************************					All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	(HI)	ID
[IL]	J[N]	[IA]	[KS]	[KY]	JLA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	IMOI
[MT]	[NE]	IVVI	[NH]	נאן	[NM]	INY]	[NC]	[ND]	[OH]	[OK]	OR	[PA]
[RI]	[SC]	[SD]	JTNJ	ĮTXJ	[UT]	ĮVTĮ	[VA]	[VA]	WV	jwn Iwn	[WY]	[PR]
Full Nam	e (Last name first	, if individua	1)	<u>.</u>			<u> </u>					[110]
Business	or Residence Add	dress (Numbe	r and Street,	City, State,	Zip Code)					<u> </u>		·
Name of	Associated Broke	r or Dealer			 -					-		<u> </u>
	Which Person Lis							···			-	
	All States" or chec	ck individual	States)		•••••	••••••	***************************************	•••••••••••				All States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	(DE)	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[VV]	[HH]	[NJ]	ĮNMĮ	[NY]	[NC]	[ND]	рној	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	ĮΤΧΙ	ודטן	[VT]	[VA]	[VA]	[WV]	įWij	ĮWYJ	[PR]

	C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND	USE OF PROCEEDS	. •
1.	Enter the aggregate offering price of securities included in this offering and the total amount already	reald Enter "A" if and	wer is "none" or "zero" If
1.	transaction is an exchange offering, check this box \(\sqrt{a}\) and indicate in the columns below the amounts of t	he securities offered for e	exchange and already exchange
	Type of Security	Aggregate	Amount Already
	-,,,	Offering Price	Sold
	Debt	\$	\$
	Equity	\$	
	• •		*
	☐ Common ☐ Preferred		
	Convertible Securities (including warrants)	\$ <u>2,000,000.00</u>	\$ <u>2,000,000.00*</u>
	Partnership Interests	\$	\$
	Other (Specify)	\$	\$
	Total	\$ <u>2,000,000.00</u>	\$ <u>2,000,000,00*</u>
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		
	·	Number	Aggregate
		Investors	Dollar Amount
			of Purchases
	Accredited Investors	5	\$ <u>2,000,000.00*</u>
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1.		
		Type of	Dollar Amount
		Security	Sold
	Type of Offering		
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		\$
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees	1	\$
	Printing and Engraving Costs	[\$
	Legal Fees		\$5,000.00
	Accounting Fees	Γ	J \$
	Engineering Fees	ι	s
	Sales Commissions (specify finders' fees separately)	ו	J \$

Other Expenses (Identify) blue sky filing fees

Total.....

×

\$ 5,000.00

^{*} does not reflect the exercise price of the warrants issued to date.

<u> </u>		
C. OFFERING PRICE, NUMBER OF I	NVESTORS, EXPENSES AND USE OF P	ROCEEDS
 Enter the difference between the aggregate offering price given in response to Part C - Question 4.a. This difference is the "adjuste" 		
 Indicate below the amount of the adjusted gross proceeds to the issuer used if the amount for any purpose is not known, furnish an estimate and payments listed must equal the adjusted gross proceeds to the issuer set in the instance of the instance of	check the box to the left of the estimate. To forth in response to Part C - Question 4.b above Paymen	he total of the
Salaries and fees		 s
Purchase of real estate		
Purchase, rental or leasing and installation of machinery and equipment		
Construction or leasing of plant buildings and facilities		s
Acquisition of other businesses (including the value of securities involved in in exchange for the assets or securities of another issuer pursuant to a merger) Repayment of indebtedness	this offering that may be used	\Bar{\Bar{\Bar{\Bar{\Bar{\Bar{\Bar{
Working capital		
Other (specify):	<u> </u>	
(0)	Ш\$	s
		\$
Total Payments Listed (column totals added)		≥ \$ 1,995,000.00
D. FEC	ERAL SIGNATURE	
The issuer had duly caused this notice to be signed by the undersigned duly	authorized person. If this notice is filed under	TRule 505, the following signature constitutes
an undertaking by the issuer to furnish to the U.S. Securities and Exchange (non-accredited investor pursuant to paragraph (b)(2) of Rule 502.	Commission, upon written request of its staff	the information furnished by the issuer to any
Issuer (Print or Type)	Signature	Date
Previstar, Inc.	Paul Stuhus	8/13/07
Name of Signer (Print or Type)	Title of Signer (Print or Type)	
Paul Stukus	Secretary	
	<u> </u>	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STA	TE SIGNATURE					
Is any party describe	l in 17 CFR 230.262 presently subject to any of the d	lisqualification provisions of such rule?	Yes No				
	See Appendix, C	olumn 5, for state response.					
2. The undersigned iss such times as require	•	trator of any state in which the notice is filed, a notice on Form	D (17 CFR 239.500) at				
3. The undersigned iss	er hereby undertakes to furnish to any state administr	ators, upon written request, information furnished by the issuer to	offerees.				
(ULOE) of the state	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.						
The issuer has read this person.	otification and knows the contents to be true and h	as duly caused this notice to be signed on its behalf by the under	rsigned duly authorized				
Issuer (Print or Type)		Signature	Date				
Previstar, Inc.	Previstar, Inc. Paul Stuhus 8/13/07						
Name (Print or Type)		Title (Print or Type)					
Paul Stukus		Secretary					

END

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.